



## PROJECT YIELD

	UNIT TYPE	UNIT SIZE (SF)	# OF UNITS
SMALL	COTTAGE	900-1100 SF	40
MEDIUM	COTTAGE	1200-1400 SF	31
LARGE	RANCH	1800-2200 SF	23
MF	TOWNHOME	850-1500 SF	75
TOTAL RESIDENTIAL UNITS:			169

### Architectural Aesthetic

- Ranch vernacular architectural vocabulary
- Steep pitched roofs mixed with lower shallower roofs
- Dormers
- Cupola accent feature (on some buildings ~ like Daycare)
- Material palette:
  - Pre-stained cementitious plank siding (barn wood aesthetic/durable)
  - Some metal roofing material
  - Minimal Timber accents

### Property Aesthetic

- "Main Street" feel @ highest density area & community amenities
- Easy drop-off/pick-up day care & community gathering @ cafe & cluster boxes
- Retain some historic "Hay Meadow" landscape
- Preserve openness (>70% Open Space) & adjacent view corridors
- Walkable & pedestrian friendly

### Sustainability Considerations

- Wetlands protection
- Access (within 1/4 mile)
  - Existing infrastructure (roads/water/sewer)
  - Existing Ped./Bike trails/parks
  - Existing transit & community services

### Infill Site

- Density (>7.5 units/acre)
- Community Connectivity & Amenities
  - Child-care on-site
  - Parks/openspace on-site
  - Walkable neighborhood
  - Community Garden/Farmers Market areas
- Solar Orientation (passive/active)

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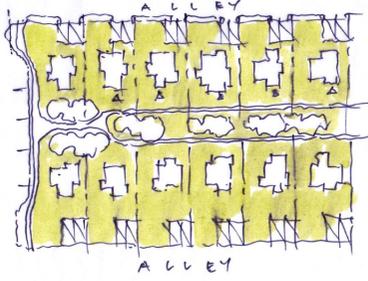
SMITH RANCH  
SILVERTHORNE, COLORADO

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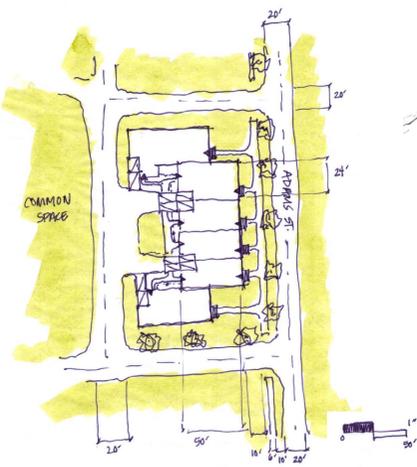




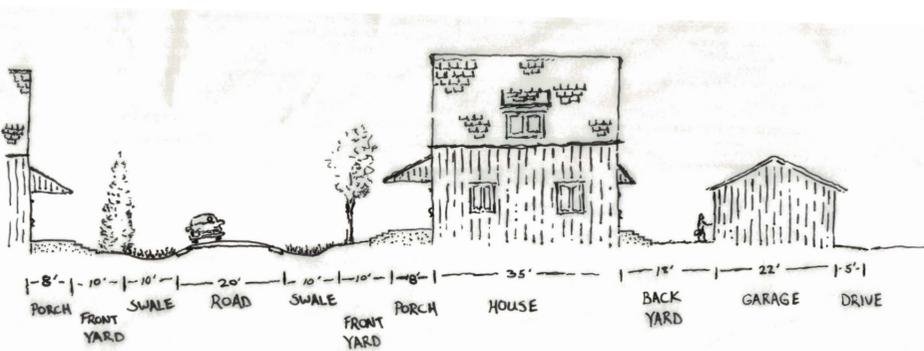
SINGLE FAMILY LOTS WITH OPEN SPACE



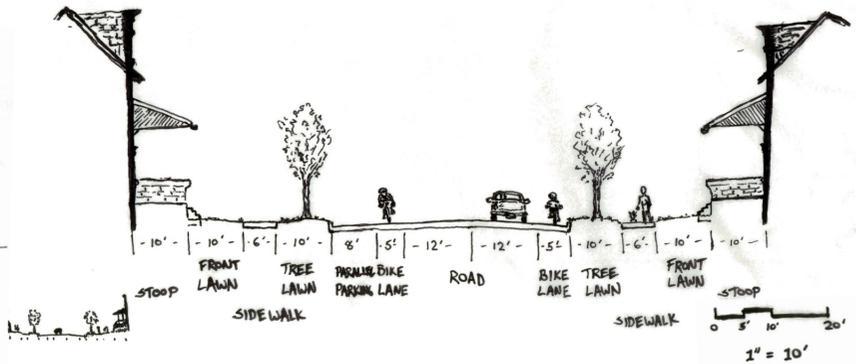
MULTI-FAMILY TOWN HOME ON ADAMS AVE.



SINGLE FAMILY LOTS ON OPEN PARK



TYPICAL NEIGHBORHOOD STREET



ADAMS STREET SECTION

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GRANGE HALL/DAY CARE/COMMUNITY MAIL



SMITH RANCH COMMUNITY WETLAND BOARDWALK PAVILLION 2011-10-12

BOARDWALK PAVILLION



SUMMIT STAGE BUS SHELTER

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